

Doc. #5205

ADOPTED

JUNE 29, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 34 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	3				1
Back Bay	1				
Beacon Hill					
Charlestown	1	1			
Chinatown					
City Proper	1	1			
Dorchester		1			1
East Boston	1	1			
Fenway					
Government Center					
Hyde Park	2				
Jamaica Plain	2				
Kenmore					
Mattapan	3		2		
North End					
North Station	1				
Roslindale					
Roxbury	3	1	1		
South Boston	2				1
South Cove					
South End	1				
West Roxbury	3				

Allston-Brighton

Approval	Z-12801.	445 Cambridge Street, billiard parlor.
Deferral	Z-12817.	2022 Commonwealth Avenue, four car lubritorium, addition.
Approval	Z-12841-12842.	425-425R Washington Street, addition.
Approval	Z-12897.	1200 Soldiers Field Road, radio studio.

Back Bay

Approval	Z-12865.	845-863 Boylston Street, take-out restaurant.
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Charlestown

Denial	Z-12831.	20 Ferrin Street, two-family dwelling.
Denial Approval	Z-13020.	238-240 Bunker Hill Street, widows walk; additions.

City Proper

Approval	Z-12851	10-22 Atlantic Avenue, increase parking capacity.
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Dorchester

Deferral	Z-12877.	38 Tuttle Street, one to two-family dwelling.
Denial	Z-12887.	122 Milton Avenue, two to three-family dwelling.

East Boston

Approval	Z-13064.	5 Moore Street, dormer additions.
Denial	Z-12870.	305-307 Meridian Street, convert to two-family dwelling and restaurant.

Hyde Park

Approval	Z-12869.	6 Geraghty Terrace, enclosed porch.
Approval	Z-12873.	153 Ruskindale Road, addition.

Jamaica Plain

Approval Z-12863. 707-711 Centre Street, offices.

Approval Z-12891. 5 Burr Street, deck addition.

Mattapan

Denial
w/o Prejudice Z-12854. 33 Hazleton Street, three-family dwelling.

Approval Z-13026,
-13059 & 13061 Arbutus, Ashton, Balsam, Lucerne, and Irma Streets,
thirty-five dwellings.

Denial
w/o Prejudice Z-12875. 41 Irma Street, one-family dwelling.

Approval Z-12894. 50 Wachusett Street, one-family dwelling.

Approval Z-12896. 55 Idaho Street, two to three-family dwelling.

North Station

Approval Z-12861. 105-121 Merrimac Street, mixed commercial-residential
uses.

Roxbury

Denial
w/o Prejudice Z-12788. 1135 Harrison Avenue, take-out restaurant.

Approval Z-12844. 5 Centre Place, dormer addition.

Approval Z-12876. 22 West Cottage Street, three to four-family dwelling.

Approval Z-12889. 70 Kemble Street, warehouse.

Denial Z-12903. 80 Mt. Pleasant Avenue, basement apartment.

South Boston

Approval Z-13011. 193 Sliver Street, convent.

Approval Z-12872. 791 East Broadway, legalize two-family dwelling.

Deferral Z-12905. 376-384 Dorchester Avenue, taxi dispatch office.

South End

Approval Z-21813
 & 12879. 1742-1752 Washington Street, apartments, stores,
 additions.

West Roxbury

Approval Z-12882. 10 Peak Hill Road, addition.

Approval Z-12930. 18 Sunnybank Road, addition.

Approval Z-12904. 25 Glenellen Road, addition.

BOARD OF APPEAL REFERRALS

JUNE 29, 1989

Hearing

- | | | | |
|-----|----------------------|---------|---|
| 1. | Z-12788 | 7/11/89 | Larry Bailey
1135 Harrison Avenue, Roxbury |
| 2. | Z-12801 | 7/11/89 | Michael J. Salamone
445 Cambridge Street, Allston |
| 3. | Z-12813 &
Z-12879 | 7/25/89 | Paul Roiff, Trustee
1742-1752 Washington Street, Boston |
| 4. | Z-12817 | 7/18/89 | Mark Diabarkerly
2022 Commonwealth Avenue, Brighton |
| 5. | Z-12831 | 7/18/89 | Deidre Malloy
20 Ferrin Street, Charlestown |
| 6. | Z-12841-12842 | 7/18/89 | Dennis Minihane
425-425R Washington Street, Brighton |
| 7. | Z-12844 | 7/11/89 | Chris Moynihan
5 Centre Place, Roxbury |
| 8. | Z-12851 | 7/11/89 | Lewis Wharf Parking
10-22 Atlantic Avenue, Boston |
| 9. | Z-12854 | 7/11/89 | William Hartwick
33 Hazleton Street, Mattapan |
| 10. | Z-12861 | 7/18/89 | Newman Memorial Religious School, Inc.
105-121 Merrimac Street, Boston |
| 11. | Z-12863 | 7/25/89 | Arborview Realty Trust
707-711 Centre Street, Jamaica Plain |
| 12. | Z-12865 | 7/18/89 | 855 Boylston Street, Inc.
845-863 Boylston Street, Boston |
| 13. | Z-12869 | 7/25/89 | Calvin Murphy
6 Geraghty Terrace, Hyde Park |
| 14. | Z-12870 | 7/25/89 | Hung Tran
305-307 Meridian Street, East Boston |
| 15. | Z-12872 | 7/25/89 | John Daniel Dilorati
791 East Broadway, South Boston |
| 16. | Z-12873 | 7/25/89 | Leo Holland
153 Ruskindale Road, Hyde Park |
| 17. | Z-12875 | 7/25/89 | Mario & Elizabeth LeFevre
41 Itasca Street, Mattapan |

BOARD OF APPEAL REFERRALS

JUNE 29, 1989

Hearing

- | | | | |
|-----|----------------------------|---------|--|
| 18. | Z-12876 | 7/25/89 | Aristides Zanetti
22 West Cottage Street, Roxbury |
| 19. | Z-12877 | 7/25/89 | Antoni Szerszunowicz
38 Tuttle Street, Dorchester |
| 20. | Z-12882 | 7/11/89 | Robert J. Kerwin
10 Peak Hill Road, West Roxbury |
| 21. | Z-12887 | 8/1/89 | B. Williamson
122 Milton Avenue, Dorchester |
| 22. | Z-12889 | 8/1/89 | New England Sling & Supply Company
70 Kemble Street, Roxbury |
| 23. | Z-12891 | 8/1/89 | David G. & Sara C. Stratman
5 Burr Street, Jamaica Plain |
| 24. | Z-12894 | 8/1/89 | Patricia Brutus
50 Wachusett Street, Mattapan |
| 25. | Z-12896 | 8/1/89 | Eleanor A. Leonard
55 Idaho Street, Mattapan |
| 26. | Z-12897 | 8/1/89 | Zorin Limited Partnership
1200 Soldiers Field Road, Allston |
| 27. | Z-12903 | 8/1/89 | Michael Cristaldi
80 Mt. Pleasant Avenue, Roxbury |
| 28. | Z-12904 | 8/1/89 | John J., Jr. & Teresa F. Kelliher
25 Glenellen Road, West Roxbury |
| 29. | Z-12905 | 7/18/89 | Tom Ferrante
376-384 Dorchester Avenue, South Boston |
| 30. | Z-12930 | 7/18/89 | Gertrude McCarthy
18 Sunnybank Road, West Roxbury |
| 31. | Z-13011 | 7/11/89 | West Fifth Street Realty
193 Silver Street, South Boston |
| 32. | Z-13020 | 7/11/89 | Richard & Jean Wright-Martin
238-240 Bunker Hill Street, Charlestown |
| 33. | Z-13026-13029
& Z-13061 | 7/11/89 | Public Facilities Department
8-14A, 16, 25A & B Arbutus Street, 30-40 Ashton Street,
5A & B, 7A & B, 9, 14A & B Balsam Street, 45, 46, 49,
54, 55, 57, 61, 69, 73, 77, 80, 84 Lucerne Street,
37 Irma Street, Mattapan |

BOARD OF APPEAL REFERRALS

JUNE 29, 1989

Hearing

34. Z-13064 7/11/89 Richard & Stacy Dimino
5 Moore Street, East Boston

Site: one-story structure

Display: local business (R-1)

Purpose: change occupancy from tenement to law and law-related business

Comments: law-office restaurant is prohibited use

Car-in area access

Intersecting Street: District

Notes: In reference to petition Z-13064, Larry Kelley, 1111 North
Avenue, Boston, for conditional use and variance for change
of occupancy from tenement to law and law-related restaurant
in a local business (R-1) zone. Planning Board is advised
the Boston Redevelopment Authority responded negatively without
providing an alternative to either architect and submit
a plan more consistent with neighborhood guidelines. Therefore
as he is unwilling to proceed with project as planned.

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89 Z-12788
Larry Bailey
1135 Harrison Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from laundromat to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12788, Larry Bailey, 1135 Harrison Avenue, Roxbury, for conditonal use and variance for change of occupancy from laundromat to same and take-out restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice to allow appellant to obtain architect and submit a plan more consistent with neighborhood goals and objectives as he is unprepared to proceed with project as planned.



Z-12788

1135 HARRISON AVENUE

ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89 Z-12801
Michael J. Salamone
445 Cambridge Street
Allston

Site: Two-story structure

District(s): General business (B-1)

Purpose: Change occupancy from auto repair, gas station, and office
to same and billiard parlor.

Violation(s): Insufficient off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12801, Michael J. Salamone, 445 Cambridge Street, Allston, for two variances for change of occupancy from auto repair, gas station, and office to same and billiard parlor in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that billiard parlor use terminate in one year for community review; that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property; that operation of billiard parlor terminate on or before midnight; that alcoholic beverages be prohibited and food service limited to light snacks and beverages. PZAC recommends approval with above provisos.



7-12801

445 CAMBRIDGE STREET

ALLSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89

Z-12813 & Z-12879
Paul Roiff, Trustee
1742-1752 Washington Street
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from three apartments and store to four apartments and restaurant; change occupancy from seven apartments and three stores to eleven apartments and three stores; erect two additions.

Violation(s): Dwellings converted for more families are conditional and forbidden uses.

Take-out restaurant is conditional use.

Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space and off-street parking.

VOTED: In reference to petitions Z-12813 & Z-12879, Paul Roiff, Trustee, 1742-1752 Washington Street, Boston, for two conditional uses and forbidden use and six variances for change of occupancy from three apartments and store to four apartments and restaurant, from seven apartments and three stores to eleven apartments and three stores and erect two additions in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to roof deck be submitted to the Authority for design review approval. Worcester Square Association supports project with provisions for adequate trash disposal, and time of deliveries so as not to interfere with traffic flow.



7-12813 & 12879

1742-44 WASHINGTON STREET BOSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89

Z-12817
Mark Diabarkerly
2022 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-car lubritorium and gas service station; erect one-story addition.

Violation(s): Repair garage is forbidden use.

Extension of nonconforming use.

Insufficient front yard, corner traffic visibility, side, and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12817, Mark Diabarkerly, 2022 Commonwealth Avenue, Brighton, for forbidden use, extension of nonconforming use, and three variances for change of occupancy from two- to four-car lubritorium and gas service station and erect one-story addition in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until such time that appellant has met with neighbors and local civic organizations to present and discuss his plans for expansion of a nonconforming automotive-related use in a residential neighborhood. Proposed expansion will more than double the existing repair station. PZAC postponed a decision; three abutters have responded in opposition, citing inappropriateness of the use, traffic and parking problems.



E-12817

2022 COMMONWEALTH AVE BRIGHTON

Board of Appeal Referrals

6//29/89

Hearing: 7/18/89 Z-12831
Deidre Malloy
20 Ferrin Street
Charlestown

Site: 1000 square feet

District(s): Apartment (H-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space, front and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-12831, Deidre Malloy, 20 Ferrin Street, Charlestown, for eight variances to erect two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal which exceeds floor area ratio requirements by 130% and would create a dangerous precedent in this area currently undergoing sensitive revitalization. Lot area is deficient by 5000 square feet. Multiple violations could have a detrimental affect on the surrounding land use patterns. Abutters have expressed concerns about potential on-street parking problems.



Z-12831

20 FERRIN STREET

CHARLESTOWN

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89

Z-12841-12842
Dennis Minihane
425-425R Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect one-story addition to flower and garden shop and erect
accessory storage structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petitions Z-12841-12842, Dennis Minihane, 425-425R Washington Street, Brighton, to erect one-story addition to flower and garden shop and erect accessory storage structure in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposed additional storage space and greenhouse addition will not be visible from the street and are in keeping with the general goals of the IPOD for this local business area and boulevard planning district. PZAC recommends approval. No neighborhood opposition received.



Z-12841-42

425-425R WASHINGTON STREET BRIGHTON

Board of Appeal Referrals

6/29/89

7

Hearing: 7/11/89 Z-12844
Chris Monihan
5 Centre Place
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Erect dormer addition to four-family dwelling.

Violation(s): Interim Planning Overlay District.

In reference to petition Z-12844, Chris Monihan, 5 Centre Place, Roxbury, to erect dormer addition to four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located in the Highland Park Subdistrict of the Roxbury Interim Planning Overlay District. Replacement of the weather-damaged dormer will greatly improve property and neighborhood. Highland Park Joint Development Committee, PZAC and the Historical Society jointly support this project.



Z-12844

5 CENTRE PLACE

ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89

Z-12851
Lewis Wharf Parking
10-22 Atlantic Avenue
Boston

Site: Parking lot

District(s): Manufacturing (M-2)

Purpose: Increase capacity from 209 to 239 cars.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12851, Lewis Wharf Parking, 10-22 Atlantic Avenue, Boston, for extension of nonconforming use to increase capacity of parking lot from 209 to 239 cars in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that distinction be made between regular and valet parking to insure access for emergency vehicles. The proposed increase is intended as an interim use until such parking can be accommodated in an adjacent surface parking garage pending the approval of the Lewis Wharf development. Harbor Park Advisory Committee supports this proposal.



Z-12851

10-22 ATLANTIC AVENUE

BOSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89 Z-12854
William Hartwick
33 Hazleton Street
Mattapan

Site: 7,303 square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and frontage.
Excessive building height.

In reference to petition Z-12854, William Hartwick, 33 Hazleton Street, Mattapan, for forbidden use and four variances to erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Efforts to reach appellant have been unsuccessful. Some community opposition existing. Appellant should review plans with community and Authority.



Z-12854

33 HAZELTON STREET MATTAPAN

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89 Z-12861
Newman Memorial Religious School, Inc.
105-121 Merrimac Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from stores, meeting hall, lodging house, restaurant, mercantile, and storage to restaurant, store, meeting hall, eight lodgers, artist-photographer studios, offices, work shops.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12861, Newman Memorial Religious School Inc., 105-121 Merrimac Street, Boston, for variance for change of occupancy from stores, meeting hall, lodging house, restaurant, mercantile, and storage to restaurant, store, meeting hall, eight lodgers, artist-photographer studios, and offices, work shops in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Existing conditions in this mixed use neighborhood.



REDEVELOPMENT

Z-12861

105-121 MERRIMAC STREET BOSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89

Z-12863
Arborview Realty Trust
707-711 Centre Street
Jamaica Plain

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three apartments and two stores to offices.

Violation(s): Insufficient off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12863, Arborview Realty Trust, 707-711 Centre Street, Jamaica Plain, for two variances for change of occupancy from three apartments and two stores to offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Offices compatible with commercial nature of street. Jamaica Plain Zoning Committee recommends approval.



Z-12863 707-711 CENTRE STREET JAMAICA PLAIN

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89 Z-12865
855 Boylston Street, Inc.
845-863 Boylston Street
Boston

Site: Eleven-story structure

District(s): General business (B-8-120)

Purpose: Change occupancy from offices, stores, and garage to same and delicatessen.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12865, 855 Boylston Street, Inc. 845-863 Boylston Street, Boston, for conditional use for change of occupancy from offices, stores, and garage to same and delicatessen in a general business (B-8-120) district, the Boston Redevelopment Authority recommends approval with the following provisos: food must be served with all alcoholic beverages; paper products must be clearly marked with the name or logo of the establishment; a trash receptacle must be provided and maintained by the appellant outside of the establishment; all outdoor seating must be cordoned off and shall be situated wholly within the property line; all trash must be compacted and stored indoors with adequate pick-up (including grease vats) or stored outside in a locked dumpster with a minimum of six day pick-up (including grease vats); the seating capacity shall not exceed 41 inside and 24 outside. The Neighborhood Association of the Back Bay and the Back Bay Association are not opposed to this petition.



Z-12865

845-863 BOYLSTON STREET BOSTON

FALMOUTH
CHRISTIAN SCIENTIST
PARK

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89 Z-12869
Calvin Murphy
6 Geraghty Terrace
Hyde Park

Site: 1½-story structure

District(s): Single-family (S-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient side and rear yards.

In reference to petition Z-12869, Calvin Murphy, 6 Geraghty Terrace, Hyde Park, for two variances to enclose porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase.



Z-12869

6 GERAGHTY TERRACE HYDE PARK

WESLEY G ROSS
PLAYGROUND

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89 Z-12870
Hung Tran et al
305-307 Meridian Street,
East Boston

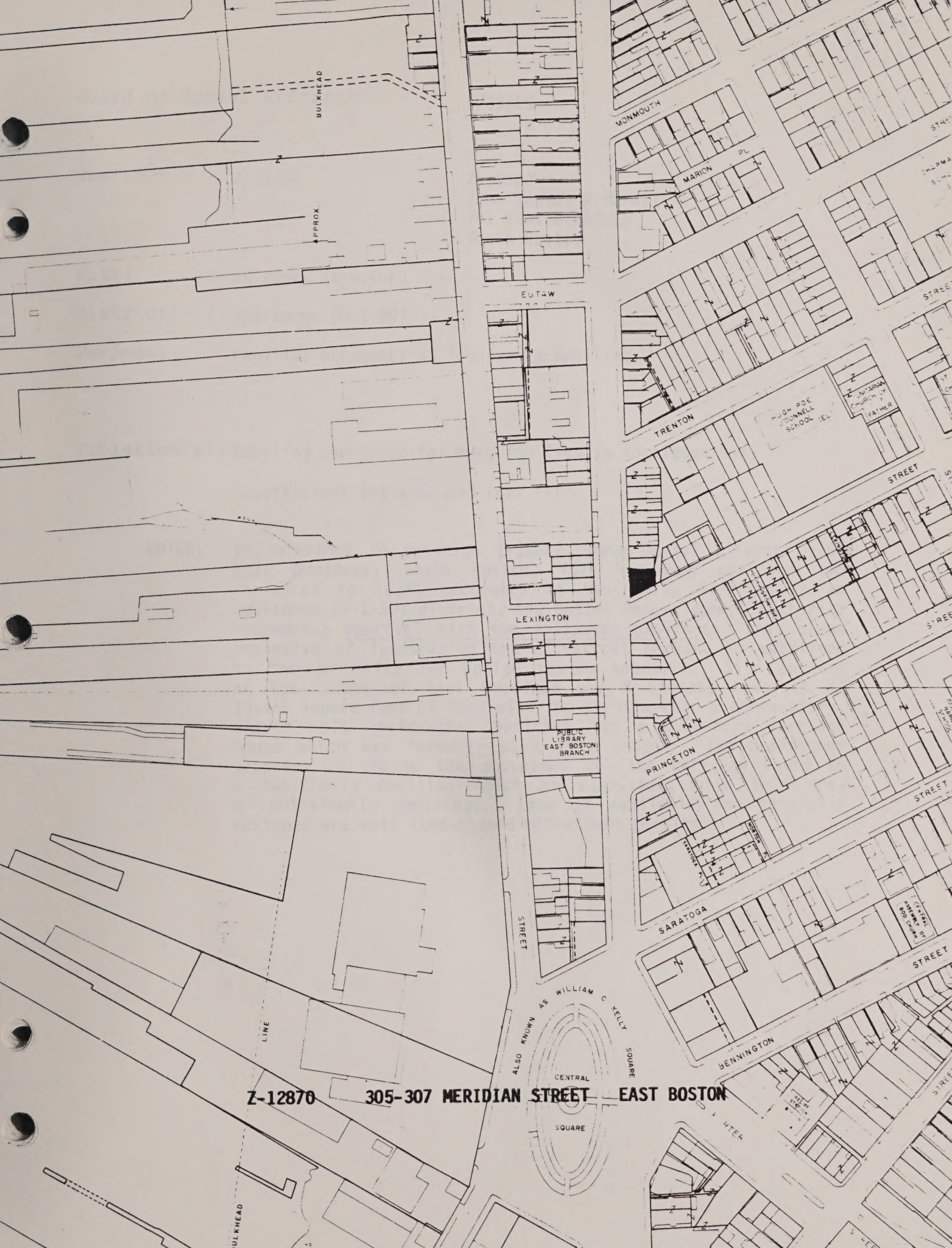
Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one-family dwelling, retail store and real estate office to two-family dwelling and restaurant.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and off street parking.
Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12870, Hung Tran et al, 305-307 Meridian Street, East Boston, for forbidden use and four variances for change of occupancy from one-family dwelling, retail store, and real estate office to two-family dwelling and restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Eagle Hill Subdistrict and along the Meridian Street Boulevard Planning District. Proposed change of occupancy to family style restaurant and two apartments is inconsistent with the goals and objectives of not only the I.P.O.D. generally but also inconsistent with the subdistrict and Boulevard Planning District. Dimensional violations cited, while pre-existing, are considerably exacerbated by the proposed uses. Permitting a restaurant at this location represents encroachment of non-residential use into a predominantly residential neighborhood. No parking is available on site nor has there been any effort made to provide off street parking for residents or restaurant patrons. The proposed family style restaurant would require longer term parking as the patrons would be sitting down for a meal as opposed to take out. The East Boston P.Z.A.C. voted to reject this proposal at it's 6/14/89 meeting.



Z-12870

305-307 MERIDIAN STREET EAST BOSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89

Z-12872

John Daniel Dilorati
791 East Broadway
South Boston

Site: 1½-story structure

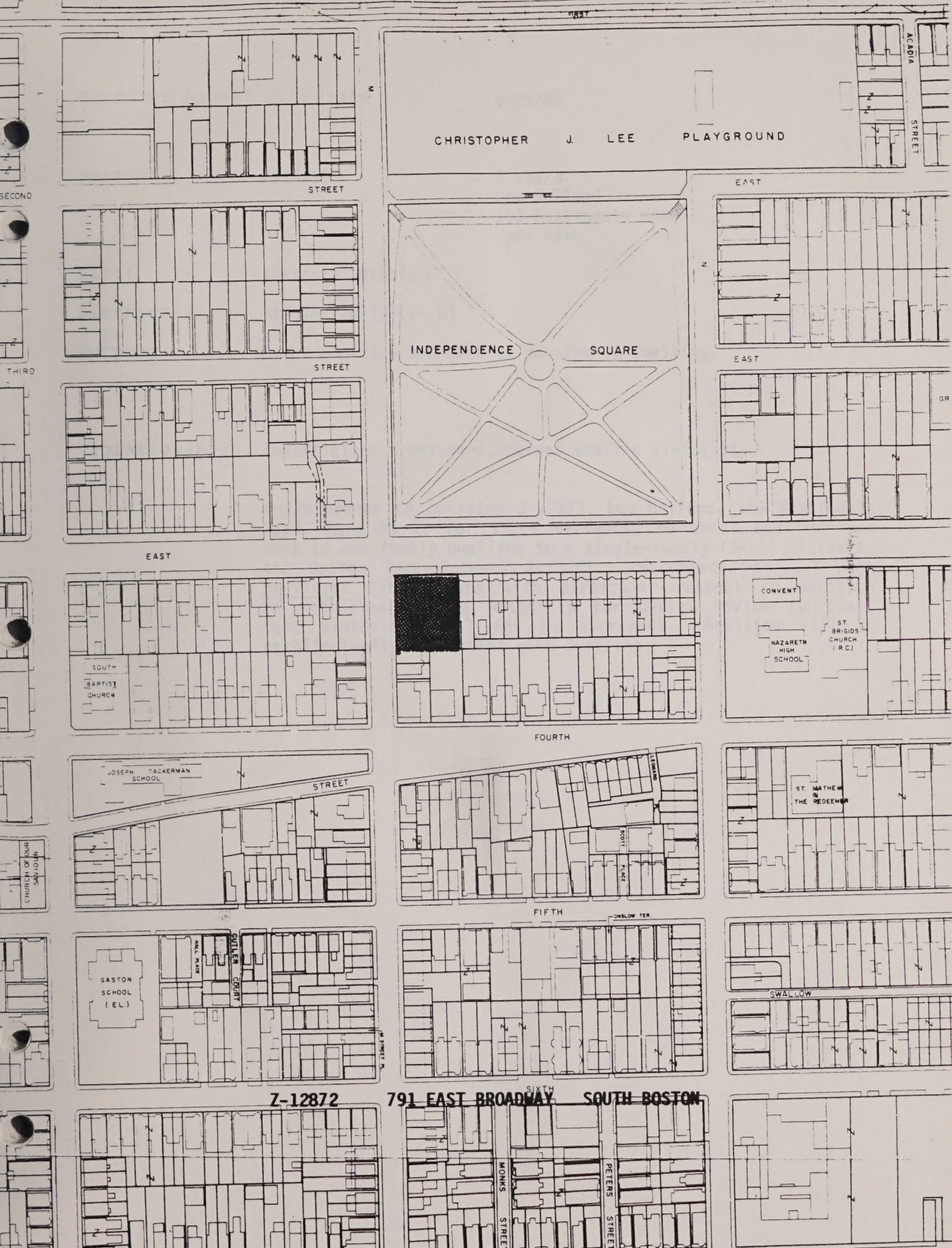
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-12872, John Daniel Dilorati, 791 East Broadway, South Boston, for forbidden use and two variances to legal occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of landscaping and off-street parking be submitted to the Authority for design review approval. Site located at the corner of East Broadway and M Street, consists of 13,458 square feet of land with two structures: a three-story, eleven unit residential building and a two-story carriage house which was formerly used as a chapel. The petitioner proposes to change the occupancy of the carriage house to a two-family dwelling which is consistent with this area of multifamily dwellings. Land is available for carefully designed and well land-scaped off-street parking.



CHRISTOPHER J. LEE PLAYGROUND

INDEPENDENCE SQUARE

CONVENT

ST. BRIGIDS CHURCH (R.C.)
NAZARETH HIGH SCHOOL

ST. MATHEW
IN THE REDEEMER

JOSEPH TACKERMAN
SCHOOL

CHURCH OF OUR
SAVIOR

GASTON
SCHOOL (E.L.)

HALL PLAZA
OUTLET COURT

Z-12872

791 EAST BROADWAY SOUTH BOSTON

MONKS STREET

PETERS STREET

ACADIA STREET

EAST

EAST

FOURTH

FIFTH

ONLOW TER

SWALLOW

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89 Z-12873
Leo Holland
153 Ruskindale Road
Hyde Park

Site: 1½-story structure

District(s): Single-family (S-.5)

Purpose: Erect addition and deck to one-family dwelling.

Violation(s): Insufficient front yard, corner traffic visibility.

In reference to petition Z-12873, Leo Holland, 153 Ruskindale Road, Hyde Park, for three variances to erect addition and deck to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans with particular respect to addition be submitted to the Authority for design review approval. Yard violations will not be increased. Addition will be architectually consistent with dwelling.



2-12873

153 RUSKINDALE ROAD

HYDE PARK

6/29/89

17

Hearing: 7/25/89 Z-12875
Mario & Elizabeth LeFevre
41 Itasca Street
Mattapan

Site: 4,085 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient lot area, width, frontage, front, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-12875, Mario & Elizabeth LeFevre, 41 Itasca Street, Mattapan, for seven variances to erect one-family modular dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Significant community opposition existing. Appellant should arrange meeting to discuss concerns with neighborhood and Authority, primarily regarding siting and design.



Z-12875

41 ITASCA STREET MATTAPAN

ALMONT STREET PLAYGROUND

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89 Z-12876
Aristides Zanetti
22 West Cottage Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12876, Aristides Zanetti, 22 West Cottage Street, Roxbury, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The property is located in the Quincy-Geneva Subdistrict of the Roxbury Interim Planning Zoning Overlay District. The additional unit was occupied at the time of purchase five years ago. Appellant has since made substantial interior repairs. Roxbury PZAC and Hampden-George Sub-PZAC support the project.



PLAYGROUND

RALPH WALDO
EMERSON SCHOOL
(B.T.)

SHIRLEY

ROCKFORD

BURRELL

ALBION

EAST

STAFFORD

WOODVILLE

WOODVILLE

WOODVILLE

WOODVILLE

WEST

GAYLAND

STREET

COTTAGE ST

JULIAN

STREET

RAND

STREET

BRURY

BROOKFORD

STREET

GOULDVILLE TER

DEAN

BROOK

VICTOR ST

DONNEY CT

STREET

HARLOW

WOODWARD

PARK

STREET

FOLSON

Z-12876

22 WEST COTTAGE STREET

ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 7/25/89 Z-12877
Antoni Szerzunowicz
38 Tuttle Street
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy one- two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, front, side yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-12877, Antoni Szerzunowicz, 38 Tuttle Street, Dorchester, for forbidden use and five variances for change of occupancy from one- two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. No objection to proposed conversion, however prime, concern is the proposed location of side exterior stairs. Eight inches from abutting property. Stairs must be relocated.



Z-12877 38 TUTTLE STREET DORCHESTER

Board of Appeal Referrals

6/29/89

20

Hearing: 7/11/89

Z-12882
Robert J. Kerwin
10 Peak Hill Road
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two additions to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12882, Robert J. Kerwin, 10 Peak Hill Road, West Roxbury, for two variances to erect two additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed construction will not encroach further into front and side yards. No adverse impact.



Z-12882

10 PEAK HILL ROAD

WEST ROXBURY

Hearing: 8/1/89 Z-12887
B. Williamson
122 Milton Avenue
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

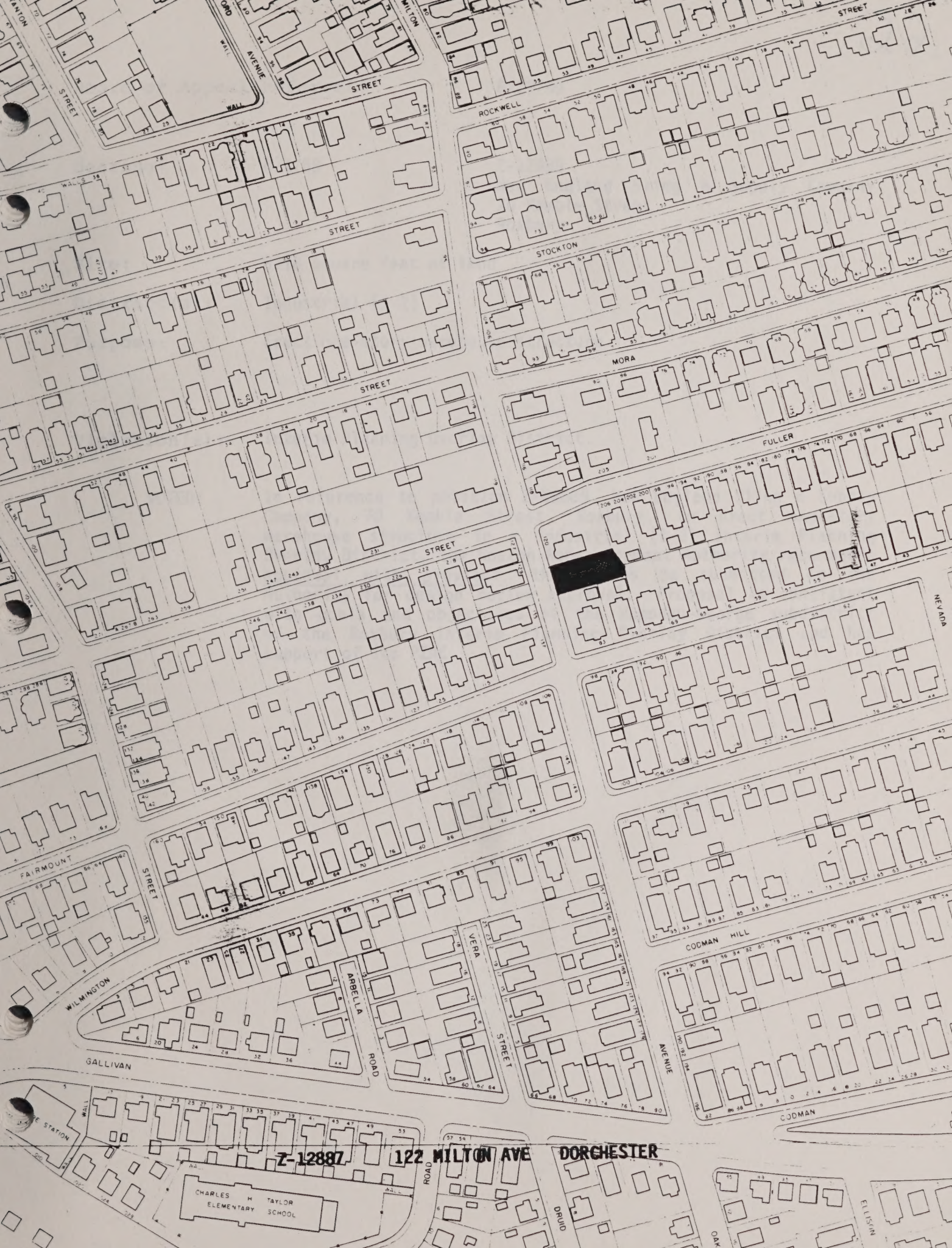
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front yard.

Excessive floor area ratio, building height.

VOTED: In reference to petition Z-12887, B. Williamson, 122 Milton Avenue, Dorchester, for forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Substandard basement apartment. Proposed conversion incompatible with low-density neighborhood.



Z-12887

122 MILTON AVE

DORCHESTER

CHARLES H. TAYLOR
ELEMENTARY SCHOOL

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89 Z-12889
New England Sling & Supply Company
70 Kemble Street
Roxbury

Site: 8218 square feet of land

District(s): Industrial (I-2)

Purpose: Erect one-story warehouse structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12889, New England Sling & Supply Company, 70 Kemble Street, Roxbury, to erect one-story warehouse structure in a industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Proposal is consistent with goals and objectives of the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District and has support of its PZAC.



Z-12889

70 K STREET

ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89 Z-12891
David G. & Sarah C. Stratman
5 Burr Street
Jamaica Plain

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12891, David G. & Sarah C. Stratman, 5 Burr Street, Jamaica Plain, for variance to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition since 1987. No significant impact. Jamaica Plain Zoning Committee supports.



7-12891

5 BURR STREET

JAMAICA PLAIN

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89 Z-12894
Patricia Brutus
50 Wachusett Street
Mattapan

Site: 5,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, and rear yards.

VOTED: In reference to petition Z-12894, Patricia Brutus, 50 Wachusett Street, Mattapan, for six variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development has support of abutters and residents.



Z-12894

50 WACHUSETT ST

MATTAPAN

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89

Z-12896
Eleanor A. Leonard
55 Idaho Street
Mattapan

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Extension of nonconforming use.

Insufficient lot area and off street parking.

In reference to petition Z-12896, Eleanor A. Leonard, 55 Idaho Street, Mattapan, for forbidden use, extension of nonconforming use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition since 1952 when approved by Board of Appeal. At that time, however, appellant failed to secure permit.



Z-12896

5 IDAHO STREET

MATTAPAN

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89

Z-12897
Zorin Limited Partnership
1200 Soldiers Field Road
Allston

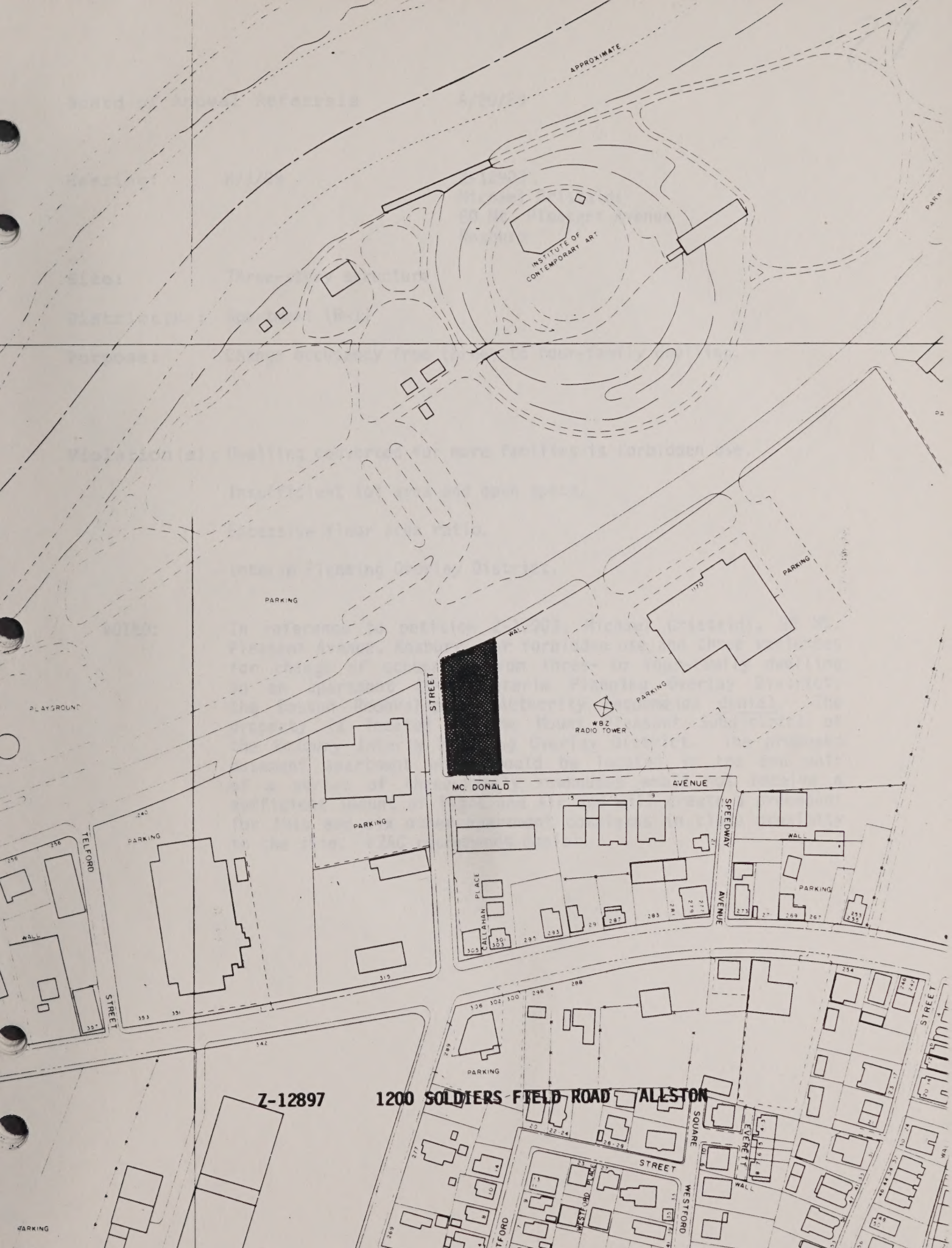
Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from offices to same and radio studio.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12897, Zorin Limited Partnership, 1200 Soldiers Field Road, Allston, for change of occupancy from offices to same and radio studio in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to radio transmitter on roof be submitted to the Authority for design review approval. PZAC recommends approval. No neighborhood opposition received.



APPROXIMATE

INSTITUTE OF
CONTEMPORARY ART

PARKING

PLAYGROUND

WBZ
RADIO TOWER

STREET

MCDONALD

AVENUE

TELFORD
STREET

PARKING

PARKING

KALLAHAN
PLACE

SPEEDWAY
AVENUE

PARKING

PARKING

Z-12897

1200 SOLDIERS FIELD ROAD ALLSTON

STREET

WESTFORD

SQUARE

EVERETT

PARKING

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89 Z-12903
Michael Cristaldi
80 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12903, Michael Cristaldi, 80 Mt. Pleasant Avenue, Roxbury, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The property is located in the Mount Pleasant Subdistrict of the Roxbury Interim Planning Overlay District. The proposed basement apartment which would be located in the end unit of a series of three-family rowhouses would not receive a sufficient amount of light and air and will create a precedent for this and six other apartment complexes in close proximity to the site. PZAC recommends denial.



Z-12903

80 MT PLEASANT AVENUE

ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 8/1/89

Z-12904

John J., Jr. & Teresa F. Kelliher
25 Glenellen Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12904, John J. Jr. & Teresa F. Kelliher, 25 Glenellen Road, West Roxbury, for extension of nonconforming use and two variances to erect one-story rear addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will not have an adverse impact on the area. A petition containing names of nine residents support project.



7-12904

25 GLENELLEN ROAD

WEST ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89

Z-12905
Tom Ferrante
376-384 Dorchester Avenue
South Boston

Site: Two-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy to taxi dispatch office and fleet maintenance.

Violation(s): Storing, servicing, and washing rental motor vehicles is conditional use.

VOTED: In reference to petition Z-12905, Tom Ferrante, 376-384 Dorchester Avenue, South Boston, for conditional use for change of occupancy to taxi dispatch office and fleet maintenance in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral until use and off-street parking plans are submitted for Authority review. Submitted plans show only the siting of existing structures. With as many as 80-100 taxicabs being dispatched and serviced and with a comparable number of employees' cars being driven to and from the site, plans should include an off-street parking plan that satisfies all parking demands, a plan that indicates the siting of all uses including the proposed underground fuel storage and pumping station, and a traffic plan indicating which of the three egress points best serve the needs of the petitioner and the surrounding business and residential areas.



Z-12905

376-384 DORCHESTER AVE SOUTH BOSTON

Board of Appeal Referrals

6/29/89

Hearing: 7/18/89

Z-12930
Gertrude McCarthy
18 Sunnybank Road
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12930, Gertrude McCarthy, 18 Sunnybank Road, West Roxbury, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations minimally increased.



Z-12930

18 SUNNYBANK RD

WEST ROXBURY

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89 Z-13011
West Fifth Street Realty Trust
193 Silver Street
South Boston

Site: 1,684 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect three-story convent structure.

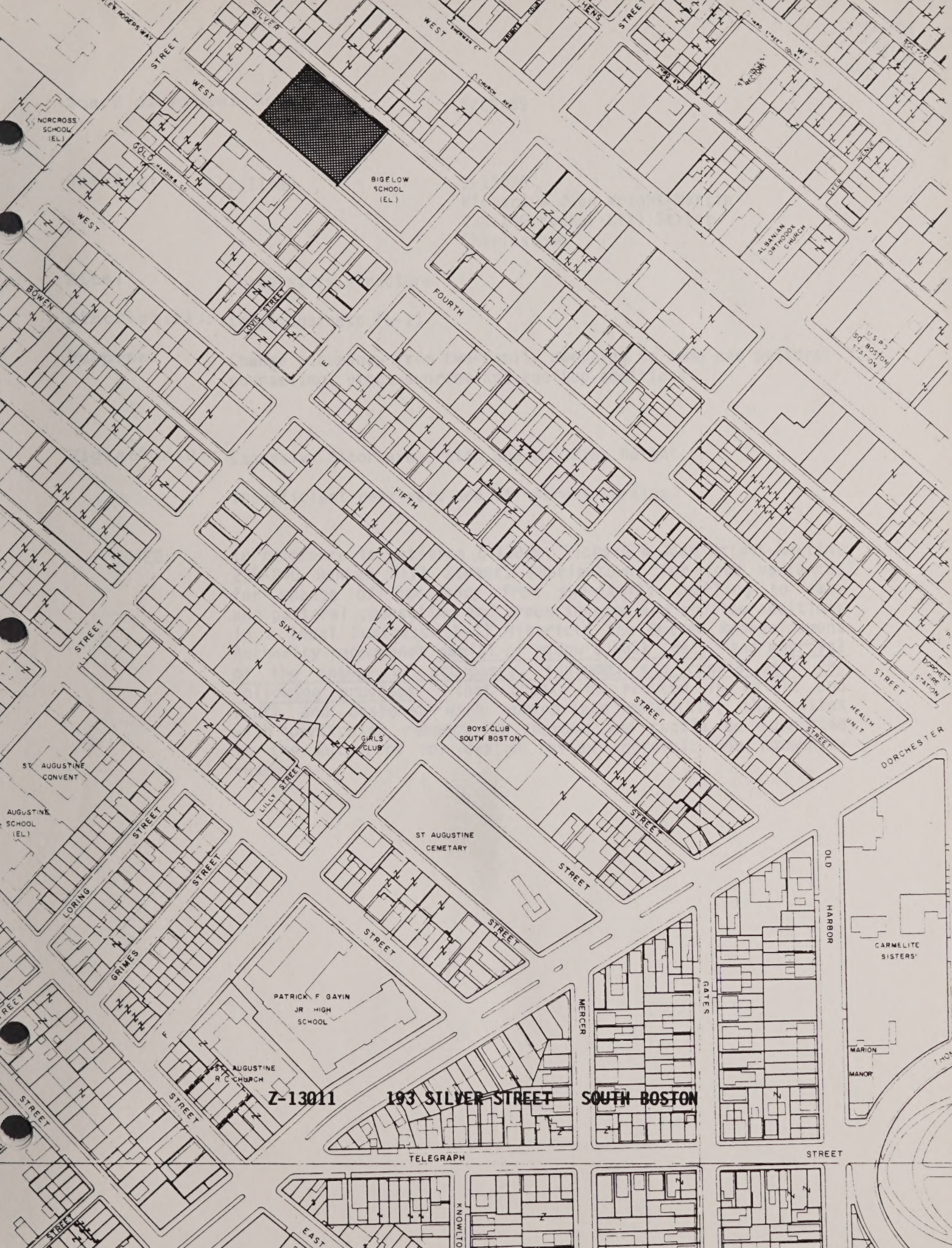
Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontages, front, rear yards, and off-street parking.

Excessive floor area ratio.

Barrier free access.

VOTED: In reference to petition Z-13011, West Fifth Street Realty Trust, 193 Silver Street, South Boston, for nine variances to erect convent structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with mixed residential-commercial uses in the area.



BIGELOW
SCHOOL
(EL)

ALBANIAN
ORTHODOX
CHURCH

U.S. P.O.
SOUTH BOSTON
STATION

FOURTH

FIFTH

SIXTH

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

PATRICK F GAYIN
JR HIGH
SCHOOL

ST AUGUSTINE
R.C. CHURCH

Z-13011

193 SILVER STREET

SOUTH BOSTON

TELEGRAPH

STREET

OLD

HARBOR

CARMELITE
SISTERS'

MARION
MANOR

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89

Z-13020
Richard & Jean Wright-Martin
238-240 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling to same and pastoral counseling; erect sunroom and rooftop additions.

Violation(s): Excessive floor area ratio and building height.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-13020, Richard & Jean Wright-Martin, 238-240 Bunker Hill Street, Charlestown, for four variances for change of occupancy from two-family dwelling to same and pastoral counseling and erect sunroom and rooftop additions in a local business (L-1) district, the Boston Redevelopment Authority recommends denial of widow's walk (deck) and approval of the change of occupancy, sunroom, and cupola with the following provisos: that cupola be reduced in height and width and designed with appropriate materials; that plans with particular respect to sunroom and cupola be submitted to the Authority for design review approval. No community response.



2-13020

238-240 BUNKER HILL STREET

CHARLESTOWN

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89

Z-13026-13059 & Z-13061
Public Facilities Department
8-14A, 16, 25A & B Arbutus Street,
30-40 Ashton Street, 5A & B, 7A & B Balsam
Street, 45, 46, 49, 54, 55, 57, 61, 69, 73,
77, 80, 84 Lucerne Street, & 37 Irma Street
Mattapan

Site: Various lots

District(s): Residential, three-family (R-.8)

Purpose: Erect twenty one-family and fifteen three-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, side, rear yards, and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-13026-13059 & Z-13061, Public Facilities Department, 8-14A, 16, 25A & B, 7A & B Balsam Street, 45, 46, 49, 54, 55, 57, 61, 69, 73, 77, 80, 84 Lucerne Street, & 37 Irma Street, Mattapan, for 259 variances to erect twenty one-family and fifteen three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Much needed affordable housing to be constructed on vacant lots in Mattapan neighborhood. Ongoing program to revitalize neighborhoods and restoration of properties.



7-13026-13029 & Z-13061

8-14A, 16, 25A & B ARBUTUS ST, 30-40 ASHTON ST,
5A & B, 7A & B, 9, 14A & B BALSAM ST, 45, 46, 49, 54, 55, 57, 61, 69, 73,
77, 80, 84 LUCERNE ST, & 37 IRMA ST MATTAPAN

Board of Appeal Referrals

6/29/89

Hearing: 7/11/89 Z-13064
Richard Dimino
5 Moore Street
East Boston

Site:

District(s): Residential, three-family (R-.8)

Purpose: Erect two dormer additions to three-family dwelling.

Violation(s): Insufficient side and rear yard.

VOTED: In reference to petition Z-13064, Richard Dimino, 5 Moore Street, East Boston, for two variances to erect two dormer additions to three-family dwelling in a residential(R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior building materials be submitted to the Authority for design review approval. Violations technical; will not be increased.



RIVER

BOSTON

MC CLELLAN

RAILROAD

BULKHEAD LINE

ADDISON

WORDSWORTH

BYRON

MOORE

CHEVERUS SCHOOL

CHAUCER

Z-13064

5 MOORE STREET

EAST BOSTON

ST. MARY'S SCHOOL

PLAYGROUND

BENNINGTON

ST. MARY'S CHURCH

ST. MARY'S HALL

ST. MARY'S RECTORY

ST. MARY'S CONVENT

WALL STACK

STREET

GRACE CHURCH

CURTIS

MORACE

